



Presented by:
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Vancouver West, Downtown VW

MLS# V1087174

Residential Attached

307 1177 HORNBY ST, V6Z 2E9

Active



List Price:	\$334,900	Previous Price:	
		Original Price:	\$334,900
Subdiv/Complex: LONDON PLACE			
Frontage:		Approx Yr Blt:	1995
Depth/Size:		PID:	019-090-005
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	12	Taxes:	\$1,227 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Reqd:	No
Fixt Removed:	N		
View:	Y - SOUTH & WEST URBAN		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame, Other	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Brick, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:	Partly	Reno Year:	2011	Dist to Public Trans:	1/4
Flooring:	Mixed, Tile			Units in Development:	143
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Forced Air, Natural Gas			Possession:	
No. of Fireplaces:	0			Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Rooftop Deck			Mortgage Info:	\$0
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$331.89		

Maint Charge Incl: **Other**

Legal: **PL LMS1757 LT 16 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
Amenities: **Bike Room, Elevator, Recreation Center, Shared Laundry, Storage**
Features Incl: **Dishwasher, Hot Tub Spa/Swirlpool, Microwave, Refrigerator, Smoke Alarm, Sprinkler - Fire, Stove**

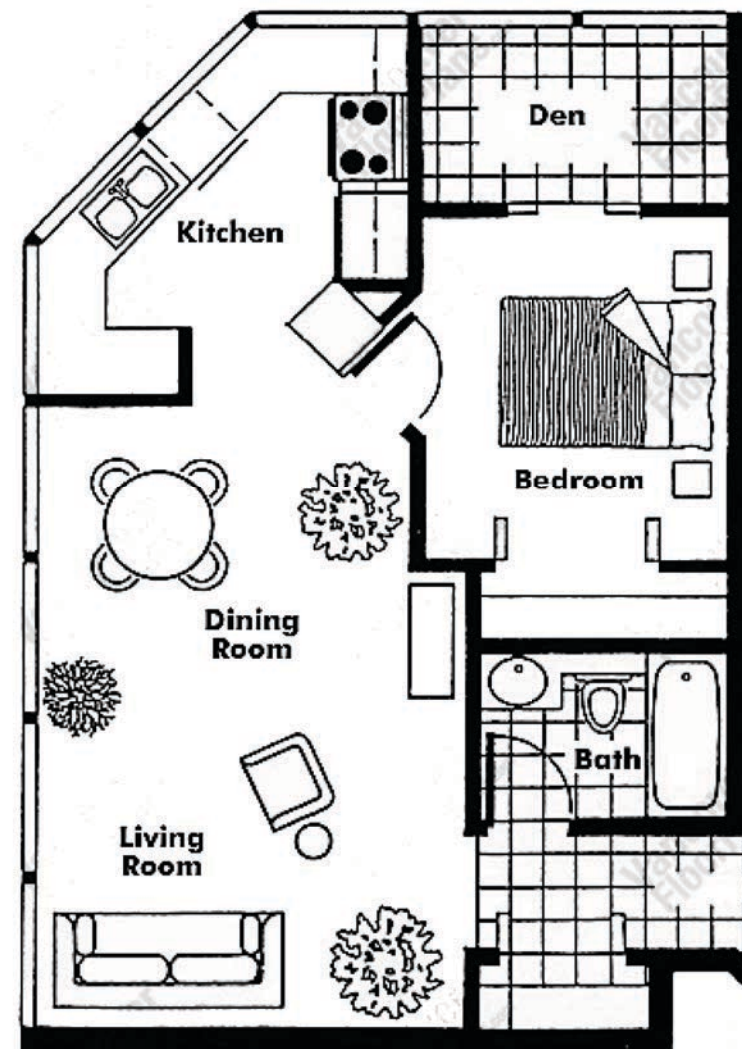
Site Influences: **Lane Access, Paved Road, Private Yard, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Dining	0' X 0'						
Main F.	Kitchen	9' X 9'						
Main F.	Master Bedroom	11' X 9'						
Main F.	Bedroom	9' X 6'						
Main F.	Den	9' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	706	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	706	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	706			8	

Listing Broker(s): **(1) Sutton Grp-West Coast (Brdwy)**

This highly efficient, affordable corner suite boasts 9' ceilings, modern kitchen & a continuous bank of SW windows. The high function 2nd bdrm was professionally converted (easily restored) over 10 years ago. Originally a commercial bldg, converted in 1995. London Place has a fabulous rooftop deck, great recreational facilities, generous hallways & plenty of capital in their contingency fund. Same floor laundry, twin lockers & covered parking add to this great package. A bright compact den as well! Open house, Saturday, Sept 27th, 1230-330 & Sunday, Sept 28th, 130-4pm.



London Place

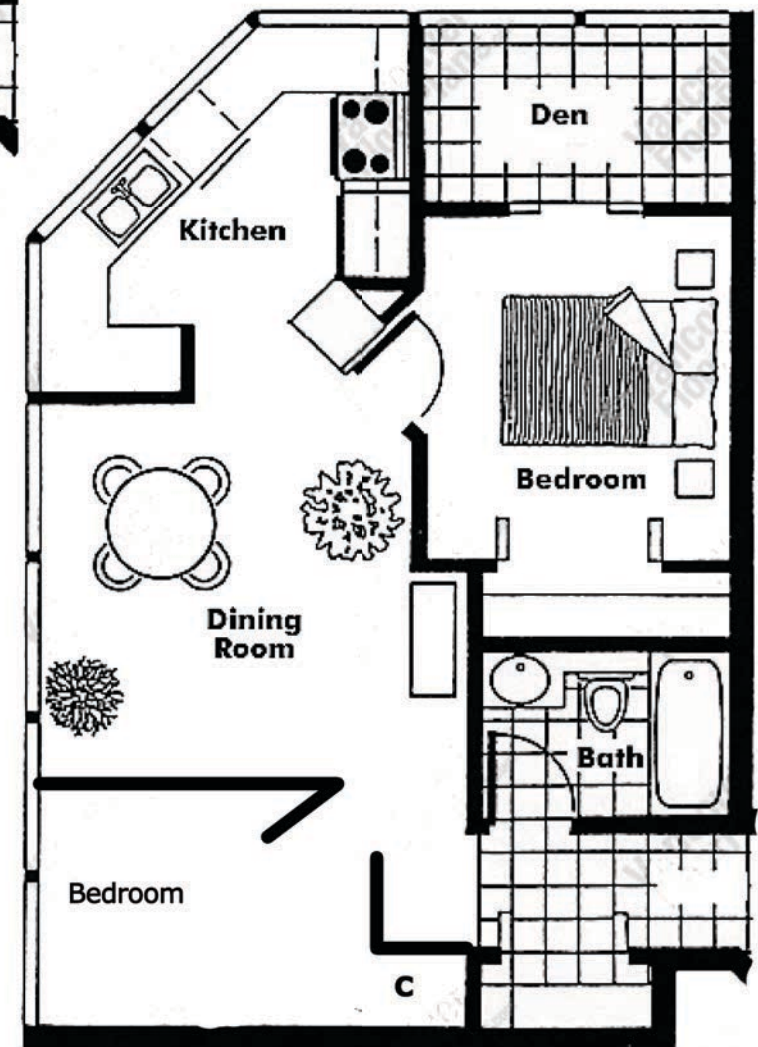
307 1177 Hornby, Vancouver, BC, V6Z 2E9

Floor: 3

307

1 Bedroom

706 sq.ft.



REA Full Public w/Realtor

The enclosed information while deemed to be correct, is not guaranteed.
PREC* indicates Personal Real Estate Corporation.

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E/O All information including floor plans, floor plates, maps & suite numbers & s/f are gathered from different sources and is believed to be accurate as possible but not guaranteed. If important, reader of this information to verify it against a registered strata plan.

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